CITY OF CHICAGO ZONING BOARD OF APPEALS FRIDAY- February 17, 2023 VIRTUAL MEETING

THE CHAIRMAN HAS DETERMINED THAT AN IN-PERSON MEETING IS NOT PRACTICAL OR PRUDENT. ACCORDINGLY, ATTENDANCE AT THIS MEETING WILL NOT HAVE A PHYSICAL LOCATION AND WILL BE BY REMOTE MEANS ONLY. INSTRUCTIONS FOR HOW TO ACCESS THIS MEETING, PROVIDE WRITTEN COMMENT AND PARTICIPATE IN PUBLIC TESTIMONY ARE PROVIDED ON THE BOARD'S WEBSITE: WWW.CHICAGO.GOV/ZBA. IN THE EVENT THAT GOVERNOR PRITZKER ELECTS NOT TO EXTEND THE STATEWIDE DISASTER DECLARATION TO INCLUDE FEBRUARY 17, 2023, AN IN-PERSON MEETING MAY BE POSSIBLE, AND DETAILS WILL BE PROVIDED ON THE BOARD'S WEBSITE.

VIRTUALLY PRESENT VIA TELECONFERENCE FOR ALL OR SOME PORTIONS

Brian Sanchez, Chairman Angela Brooks Zurich Esposito Sam Toia

Chairman Sanchez called the meeting to order at 9:00 AM. Chairman Sanchez then undertook a roll call vote to establish the presence of a quorum. The hearings commenced with four members present (Chairman, Brooks, Esposito, and Toia).

Motion to approve the agenda for the February 17, 2023 regular meeting of the Zoning Board of Appeals ("Board") made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Toia.

9:00 A.M.

Special Use Extension Request

31-22-S ZONING DISTRICT: DX-5 WARD: 3

APPLICANT: Awaken Church Chicago

OWNER: 1829 State, LLC PREMISES AFFECTED: 1829 S. State Street

SUBJECT: Application for a special use to establish a religious assembly.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and

Toia.

Regular Call

35-23-Z ZONING DISTRICT: RM-5 WARD: 3

APPLICANT: BCL-JV Vincennes, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 4601 S. Vincennes Avenue

SUBJECT: Application for a variation to increase the height from the

maximum 47' to 51' for a proposed four-story, rear addition and conversion of an existing four-story, single-family residence to a

seven dwelling unit building with five parking stalls.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas - Chairman, Brooks, Esposito, and

Toia.

36-23-Z **ZONING DISTRICT: RM-5** WARD: 3

APPLICANT: BCL-JV Vincennes, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 4601 S. Vincennes Avenue

SUBJECT: Application for a variation to relocate the required 317 square feet

> of rear yard open space to a garage roof deck for a proposed fourstory, rear addition and the conversion of a four-story, singlefamily residence to a seven dwelling unit building with five

parking stalls.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and

Toia.

37-23-Z **ZONING DISTRICT: RM-5** WARD: 3

APPLICANT: BCL-JV Vincennes, LLC

Same as applicant **OWNER:**

PREMISES AFFECTED: 4601 S. Vincennes Avenue

SUBJECT: Application for a variation to reduce the rear setback from the

> required 36.43' to 27' for a proposed four-story, rear addition and the conversion of an existing four-story, single-family residence to

a seven dwelling unit building with five parking stalls. Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and

Toia.

38-23-S **ZONING DISTRICT: B3-1 WARD: 11**

APPLICANT: Sha'Nequa Hall dba Neko'z Place, LLC

WENG619, LLC **OWNER: PREMISES AFFECTED:** 617 W. 43rd Street

Application for a special use to establish a hair salon. **SUBJECT:**

Continued to April 21, 2023

39-23-S **ZONING DISTRICT: B1-2** WARD: 1

APPLICANT: UPSCALE 606, LLC

Chicago Title Land Trust #0001105889 **OWNER:**

1041 N. Ashland Avenue PREMISES AFFECTED:

Application for a special use to establish a hair salon / barber shop. **SUBJECT:**

> Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas - Chairman, Brooks, Esposito, and

Toia.

40-23-Z **ZONING DISTRICT: RM-5** WARD: 3

Chicago Trust Company, N. A (Trust # BEV-4182) **APPLICANT:**

OWNER: Same as applicant **PREMISES AFFECTED:** 65-77 E. 50th Street

SUBJECT: Application for a variation to reduce the front wall setback facing a

public street from the required 10' to 3' for a proposed four and five story townhouse development with seven dwelling units, attached thirteen car garage and roof top decks with operable pergolas.

Continued to April 21, 2023

41-23-Z ZONING DISTRICT: RM-5 WARD: 3 APPLICANT: Chicago Trust Company, N.A. (Trust # BEV-4182)

OWNER: Same as applicant **PREMISES AFFECTED:** 65-77 E. 50th Street

SUBJECT: Application for a variation to increase the building height from the

maximum 47' to 49' for a proposed four and five story townhouse development with seven dwelling units, attached thirteen car

garage and roof top decks with operable pergolas.

Continued to April 21, 2023

42-23-Z ZONING DISTRICT: RM-5 WARD: 3 APPLICANT: Chicago Trust Company, N.A. (Trust # BEV-4182)

OWNER: Same as applicant **PREMISES AFFECTED:** 65-77 E. 50th Street

SUBJECT: Application for a variation to eliminate the 7' landscape seatback

(with one tree and a few shrubs) along south Michigan Avenue and to eliminate interior landscape (around 176 square feet with one tree) for the proposed seven dwelling unit townhouse development.

Continued to April 21, 2023

43-23-S ZONING DISTRICT: B1-2 WARD: 10

APPLICANT: Adenike Adetowubo dba Triple B African Hair Braiding Studio

OWNER: Chung Figura

PREMISES AFFECTED: 8702 S. Commercial Avenue

SUBJECT: Application for a special use to establish a hair salon (hair

braiding)

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and

Toia.

44-23-S ZONING DISTRICT: C1-2 WARD: 33

APPLICANT: 2925 W Montrose, LLC Same as applicant 4343 N. Richmond Street

SUBJECT: Application for a special use to establish residential use below the

second floor for a proposed three-story, six dwelling unit building

and rear six car garage.

Continued to April 21, 2023

45-23-Z ZONING DISTRICT: C1-2 WARD: 33

APPLICANT: 2925 W Montrose, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 4343 N. Richmond Street

SUBJECT: Application for a variation to reduce the north and south side

setback from the required 3.94' to zero, combined side yard

setback from 9.84' to zero for a proposed three-story, six dwelling

unit building and ear six car garage. Continued to April 21, 2023

46-23-S **ZONING DISTRICT: C1-2 WARD: 33**

APPLICANT: 2925 W Montrose, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 4347 N. Richmond Street

Application for a special use to establish residential use below the **SUBJECT:**

second floor for a proposed three-story, six dwelling unit building

with a rear six car garage. Continued to April 21, 2023

ZONING DISTRICT: C1-2 47-23-S **WARD: 33**

2925 W Montrose, LLC **APPLICANT:** Same as applicant **OWNER:**

PREMISES AFFECTED: 4353 N. Richmond Street

Application for a special use to establish residential use below the **SUBJECT:**

second floor for a proposed three-story, six dwelling unit building

with rear six car garage. Continued to April 21, 2023

48-23-S **ZONING DISTRICT: C1-2 WARD: 33**

APPLICANT: 2925 W Montrose, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 4357 N. Richmond Street

Application for a special use to establish residential use below the **SUBJECT:**

second floor for a proposed three-story, six dwelling unit building

with rear six car garage. Continued to April 21, 2023

49-23-Z **ZONING DISTRICT: RM-5** WARD: 3

APPLICANT: 4351-59 MLK, LP **OWNER:** Same as applicant

4351-59 S. Dr. Martin Luther King Jr. Dr. PREMISES AFFECTED:

Application for a variation to reduce the rear yard open space from **SUBJECT:**

> the required 945 square feet to zero to allow the addition of four dwelling units to an existing three-story, eighteen dwelling unit

building.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas - Chairman, Brooks, Esposito, and

Toia.

ZONING DISTRICT: RM-5 WARD: 3 50-23-Z

APPLICANT: 4351-59 MLK, LP **OWNER:** Same as applicant

PREMISES AFFECTED: 4351-59 S. Dr. Martin Luther King Jr. Dr.

SUBJECT: Application for a variation to reduce the required off-street parking

for residential use from four parking stalls to two to permit the addition of four dwelling units to an existing three-story, eighteen

dwelling unit building.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and

Toia.

51-23-S ZONING DISTRICT: B3-1 WARD: 41

APPLICANT: Universal Asset Management, Inc.

OWNER: RMS Properties, LLC

PREMISES AFFECTED: 6165 N. Northwest Highway

SUBJECT: Application for a special use to establish a 6,500 square foot

beauty salon on the ground floor of an existing strip mall.

Motion to approve made by Chairman. Second by Toia.

Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and

Toia.

52-23-Z ZONING DISTRICT: C2-2 WARD: 17

APPLICANT: Drill Muzik Muzium, LLC

OWNER: 6743-53 S. Western Avenue, LLC

PREMISES AFFECTED: 6743 S. Western Avenue

SUBJECT: Application for a variation to establish a public place of

amusement license to provide a museum, art gallery with entrance fee at door which is located within 125' of a residential district.

Motion to approve made by Chairman. Second by Toia.

Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and

Toia.

At 10:48 AM, Chairman made a motion to recess until 11:00 AM. Second by Toia. Motion carried 4-0: yeas — Chairman, Brooks, Esposito, and Toia. The Board then stood in recess until 11:00 AM.

At 11:00 AM, Chairman made a motion to reconvene the meeting. Second by Toia. Motion carried 4-0: yeas – Chairman, Brooks, Esposito, and Toia. The Board then reconvened at 11:00 AM.

53-23-S ZONING DISTRICT: B3-1 WARD: 39

APPLICANT: McDonald's Corp. **OWNER:** Same as applicant

PREMISES AFFECTED: 3241 W. Peterson Avenue

SUBJECT: Application for a special use to establish a dual lane drive-through

lane to serve a proposed one-story, fast-food restaurant.

Motion to approve made by Chairman. Second by Toia.

Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and

Toia.

54-23-Z APPLICANT:Salomon Properties, LLC- Designated Series D

OWNER: Same as applicant

PREMISES AFFECTED: 2231 N. Wayne Avenue

SUBJECT: Application for a variation to reduce the front set back from the

required 14.9' to 10.67', north side setback from 2' to 0.67' (south to be 3'), combined side yard setback from 4.8' to 3.67' for a

proposed third story dormer addition, rear one story open deck and basement addition under the existing three-story, two dwelling unit

building.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and

Toia.

55-23-Z ZONING DISTRICT: RT-4 WARD: 2

APPLICANT: Salomon Properties, LLC- Designated Series D

OWNER: Same as applicant

PREMISES AFFECTED: 2231 N. Wayne Avenue

SUBJECT: Application for a variation to expand the existing floor area ratio

by 284.6 square feet for a proposed third story dormer addition, rear one story open deck and basement addition under the existing

three-story, two dwelling unit building.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and

Toia.

56-23-S ZONING DISTRICT: B3-3 WARD: 49

APPLICANT: North Side Housing and Supportive Services, Inc.

OWNER: Presence Chicago Hospitals Network dba Saint Francis Hospital,

an Illinois not for profit

PREMISES AFFECTED: 7464 N. Clark Street

SUBJECT: Application for a special use to establish a proposed transitional

shelter in an existing one-story building.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and

Toia.

57-23-Z ZONING DISTRICT: B3-3 WARD: 49

APPLICANT: North Side Housing and Supportive Services, Inc.

OWNER: Presence Chicago Hospitals network dba St. Francis Hospital, an

Illinois non- profit.

PREMISES AFFECTED: 7464 N. Clark Street

SUBJECT: Application for a variation to reduce the required number of off-

street parking spaces for a transit served location from six to zero for a proposed transitional shelter in an existing building which is

located within 2,640' of a CTA rail station.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and

Toia.

At 1:49 PM, Chairman made a motion to recess until 2:25 PM. Second by Toia. Motion carried 4-0: yeas – Chairman, Brooks, Esposito, and Toia. The Board then stood in recess until 2:25 PM.

At 2:25 PM, Chairman made a motion to reconvene the meeting. Second by Toia. Motion carried 4-0: yeas – Chairman, Brooks, Esposito, and Toia. The Board then reconvened at 2:25 PM.

58-23-S ZONING DISTRICT: C1-2 WARD: 24

APPLICANT: Elite labor Services, Ltd. **OWNER:** T & J Investors, LLC

PREMISES AFFECTED: 3138 W. Cermak Rd. 1st Floor Unit D

SUBJECT: Application for a special use to establish a day labor employment

agency.

Continued to April 21, 2023

59-23-Z APPLICANT:ZONING DISTRICT: RT-4 WARD: 33
Chicago Board of Education for the City of Chicago

OWNER: Public Building Commission of Chicago

PREMISES AFFECTED: 3436 W. Wilson Avenue

SUBJECT: Application for a variation to reduce the rear setback from the

required 50' to 0.5' for a proposed athletic field with 20' high sports

netting fences and 70' high light poles.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and

Toia.

60-23-S ZONING DISTRICT: B3-1 WARD: 19

APPLICANT: McDonald's Corporation
OWNER: MC Chicago IL, LLC
PREMISES AFFECTED: 1657 W. 95th Street

SUBJECT: Application for a special use to establish a drive-through with dual

menu / order board lanes and a single pick-up lane to serve an

existing fast-food restaurant.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and

Toia.

61-23-S ZONING DISTRICT: C1-3 WARD: 27

APPLICANT: 1507 Sedgwick, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 1505-07 N. Sedgwick Street

SUBJECT: Application for a special use to establish residential use below the

second floor for a proposed four-story, building with rear decks for

office use and four dwelling units.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and

Toia.

62-23-Z ZONING DISTRICT: C1-3 WARD: 27

APPLICANT: 1507 Sedgwick, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 1505-07 N. Sedgwick Street

SUBJECT: Application for a variation to reduce the rear setback from the

required 30' to 6' for a proposed four-story building with rear decks

for office use and four dwelling units.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and

Toia.

63-23-Z ZONING DISTRICT: C1-3 WARD: 27

APPLICANT: 1507 Sedgwick, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 1505-07 N. Sedgwick Street

SUBJECT: Application for a variation to reduce the required off-street

residential parking spaces for a transit served location from four to zero for a proposed four-story building with rear decks for office use and four dwelling units which is within 2,640 feet of a CTA

Rail station entrance.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and

Toia.

64-23-Z ZONING DISTRICT: B3-1 WARD: 38

APPLICANT: Veranda, LLC

OWNER: LaSalle Bank National Association Trust # 12971 dated 4/10/02

PREMISES AFFECTED: 5700-02 W. Irving Park Road

SUBJECT: Application for a variation to establish a public place of

amusement license to provide live entertainment which is within

125' of a residential zoning district.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and

Toia.

65-23-Z ZONING DISTRICT: B2-2 WARD: 35

APPLICANT: Kedzie Property Group, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 2839 N. Milwaukee Avenue

SUBJECT: Application for a variation to reduce the required number of

residential parking spaces from six to zero to convert an existing two-story commercial building to a mixed-use building with six

dwelling units and ground floor commercial use.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and

Toia.

66-23-S ZONING DISTRICT: B2-2 WARD: 35

APPLICANT: Runway Studios II, LLC
OWNER: Kedzie Property Group, LLC
PREMISES AFFECTED: 2839 N. Milwaukee Avenue

SUBJECT: Application for a special use to establish a 3,995 square foot

beauty salon on the ground floor of an existing two-story

commercial building being converted to a mixed-use building with

six dwelling units and ground floor commercial use.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and

Toia.

67-23-S ZONING DISTRICT: B3-1 WARD: 22

APPLICANT: AG Bells II, LLC **OWNER:** Cathy Vlahos

PREMISES AFFECTED: 4656-58 S. Cicero Avenue

SUBJECT: Application for a special use to establish a dual drive through to

serve a proposed fast-food restaurant.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and

Toia.

68-23-Z ZONING DISTRICT: RS-2 WARD: 50

APPLICANT: Jacob Counne And Yehudeet Heir

OWNER: Same as applicant

PREMISES AFFECTED: 2823-27 W. Chase Avenue

SUBJECT: Application for a variation to reduce the front setback from the

required 23.64' to 20', rear setback from 31.54' to 30.08' east setback from 9' to 4.25' (west to be 17.67' and combined side yard setback to be 21.92') for a proposed three-story, single-family

residence and attached two car garage.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and

Toia.

69-23-S ZONING DISTRICT: RM-6.5 WARD: 43

APPLICANT: Astor Club

OWNER: 24 E. Goethe, LLC

PREMISES AFFECTED: 1300 N. Astor Street Unit MR / 24 E. Goethe Street

SUBJECT: Application for a special use to establish a private club within an

existing commercial condominium unit, located in the lower level

of the existing twenty-eight story building.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and

Toia.

70-23-Z ZONING DISTRICT: RM-6.5 WARD: 43

APPLICANT: Astor Club

OWNER: 24 E. Goethe, LLC

PREMISES AFFECTED: 1300 N. Astor Street Unit MR / 24 E. Goethe Street

SUBJECT: Application for a variation to reduce the number of off-street

parking spaces in a transit served location from nineteen to zero for a proposed private club that is located with 2,640 feet of a CTA

rail station entrance.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and

Toia.

71-23-S ZONING DISTRICT: DX-7 WARD: 2

APPLICANT: Lash Design/ Microblading, LLC

OWNER: AI Realty Trust

PREMISES AFFECTED: 770 N. LaSalle Dr., Suite 200 S

SUBJECT: Application for a special use to establish a body art service

(microblading).

Motion to approve made by Chairman, second by Toia. Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and

Toia.

72-23-S ZONING DISTRICT: B3-1 WARD: 21

APPLICANT: Burnside Lounge, Inc.
OWNER: Melvin Brooks Jr.
PREMISES AFFECTED: 1823-27 W. 87th Street

SUBJECT: Application for a special use to expand an existing tavern into the

second floor with roof access and into the east adjacent side portion of an existing two story and one-story restaurant/ tavern

use building with outdoor patio at grade.

Continued to April 21, 2023

73-23-S ZONING DISTRICT: B3-1 WARD: 21

APPLICANT: Burnside Lounge, Inc.
OWNER: Melvin Brooks Jr.
PREMISES AFFECTED: 1823-27 W. 87th Street

SUBJECT: Application for a special use to establish an outdoor rooftop patio

to serve a tavern use.

Continued to April 21, 2023

74-23-S ZONING DISTRICT: B1-1 WARD: 36

APPLICANT: GPS Kostner, LLC

OWNER: WD Exchange Too, LLC **PREMISES AFFECTED:** 1628-30 N. Kostner Avenue

SUBJECT: Application for a special use to establish a single lane drive-

through with a by-pass lane to serve a proposed one-story retail

building (Garett's Popcorn Shop).

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas — Chairman, Brooks, Esposito, and

Toia.

CONTINUANCES

310-22-Z ZONING DISTRICT: RS-2 WARD: 21

APPLICANT: LeAnthony Brown / Fathers, Brothers, Sons, Inc.

OWNER: Same as applicant **PREMISES AFFECTED:** 8215 S. LaSalle Street

SUBJECT: Application for a variation to reduce the north side setback from 4'

to 1.82' (south to be 3.71') combined side yard setback from 9' to 5.53' for a proposed second floor addition and a rear two-story addition with open deck and balcony for the existing single-family

residence.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and

Toia.

329-22-S ZONING DISTRICT: C1-3 WARD: 32

APPLICANT: Jann Dragovich **OWNER:** Same as applicant

PREMISES AFFECTED: 2350 N. Clybourn Avenue

SUBJECT: Application for a special use to establish residential use below the

second floor by converting an existing commercial unit in an existing three-story, two dwelling unit building to a three-story,

three dwelling unit building.

Continued to August 18, 2023

Vote Only

33-23-Z ZONING DISTRICT: RM-6 WARD: 44

APPLICANT: Over the Rainbow Association
OWNER: LakeView Lutheran Church
PREMISES AFFECTED: 835 W. Addison Street

SUBJECT: Application for a variation to reduce the front setback from the

required 12.24' to 5', east reverse corner lot from 5.82' to zero, west from 12.03' to 2' rear setback from 30.6' to 25' for a proposed sixstory building with thirty-seven dwelling units, ten on-site parking spaces and a ground floor community room with a ninety-two-seat

religious assembly.

Corrective Vote Taken to Properly Capture Commissioner Brooks' Recusal. Motion to reconfirm vote to approve made by Chairman. Second by Toia. Motion carried 3-0; yeas –

Chairman, Esposito, and Toia (Brooks recused).

34-23-Z ZONING DISTRICT: RM-6 WARD: 44

APPLICANT: Over the Rainbow Association
OWNER: LakeView Lutheran Church
PREMISES AFFECTED: 835 W. Addison Street

SUBJECT: Application for a variation to reduce the number of bicycle parking

spaces for a transit served location from forty to eight for a

proposed six-story thirty-seven dwelling unit building with ten onsite parking spaces and a ground floor community room with a

ninety-two-seat religious assembly.

Corrective Vote Taken to Properly Capture Commissioner Brooks' Recusal. Motion to reconfirm vote to approve made by

Chairman. Second by Toia. Motion carried 3-0; yeas -

Chairman, Esposito, and Toia (Brooks recused).

Motion to move into closed session pursuant to Section 2(c)(4) of the Open Meetings Act for the purpose of considering the evidence and testimony presented in open session made by the Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Toia. Meeting went into closed session at 5:09 PM.

Motion to return to open session made by the Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Toia. Meeting returned to open session at 5:17 PM.

Motion to approve all continuance requests to the dates previously stated made by the Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Toia.

Motion to approve the minutes from the January 20, 2023 regular meeting of the Board, as corrected on the record, made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Toia.

Motion to appoint the Chairman as the designated Board officer to receive annual Open Meetings Act training in compliance with Section 1.05 of the Open Meetings Act made by the Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Toia.

Motion to adjourn the meeting made by the Chairman. Second by Toia. Motion carried 4-0; yeas- Chairman, Brooks, Esposito, and Toia.

Adjournment at 5:23 PM.